



CITY OF MORGAN HILL

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PLANNING COMMISSION MEETING

REGULAR MEETING

JANUARY 30, 2001

PRESENT: Kennett, Lyle, McMahon, Mueller, Pinion, Ridner, Sullivan

ABSENT: None

LATE: None

STAFF: Community Development Director (CDD) Bischoff, Planning Manager (PM) Rowe, City Attorney (CA) Leichter, Deputy Director of Engineering (DDE) Keaton, and Minutes Clerk Johnson.

SPECIAL MEETING FOR PURPOSE OF CONDUCTING CLOSED

SESSION

Chair Kennett called the meeting to order at 6:31 p.m.

The public meeting was then recessed for the purpose of the closed session which all Commissioners, as well as CDD Bischoff, CA Leichter, and PM Rowe attended.

Chair Kennett reconvened the meeting at 7:12 p.m.

Announcement from closed session: CA Leichter reported there was no reportable action resultant from the closed session. The matter under discussion was one potential case. The conference with Legal Counsel dealt with anticipated litigation: significant exposure to litigation pursuant to Subdivision (b) of Government Code Section 54956.9(b)(1).

DECLARATION OF POSTING OF AGENDA

Minutes Clerk Johnson certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chair Kennett opened the public hearing.

There being none present who wished to address the Commission, the public hearing was closed.

MINUTES:

BY CONSENSUS, THE COMMISSIONERS POSTPONED THE MINUTES OF JANUARY 9, 2001 AND JANUARY 16, 2001 UNTIL THE FEBRUARY 13, 2001 MEETING.

OLD BUSINESS:

1. **ZA-00-09:** A request to amend the precise development plan under a PUD, Planned Unit **ST. LOUISE**-Development District to allow the former St. Louise Hospital to be converted to a private **SAN JOSE** college. The proposed zone amendment would only allow reuse of the existing hospital **CHRISTIAN** and office buildings. Enrollment would be limited to 500 students. The project site is **COLLEGE** located at 18500 Saint Louise Dr., south of Cochrane Rd. and east of Hwy 101.

Chair Kennett reminded all present that the matter had been heard previously. She stated that while the Commissioners were interested in hearing new information relating to the agendaed item, emotional outbursts and lack of respect would result in meeting closure. Chair Kennett also reviewed allocations of times for speakers present.

PM Rowe presented the staff report, noting that on September 26, 2000 the Planning commission considered the applicant's request to amend the Planned Unit Development (PUD) zoning on the former St. Louise Hospital site to allow the exiting medical office and hospital buildings to be converted to a private college. At that time, the Commission voted 4 - 2 to table the application pending completion of the work of the City Council appointed Blue Ribbon Community Health Care Task Force(BRTF). The table motion also included a request for further analysis of the project traffic impacts.

The Blue Ribbon Committee's report was presented to the City Council on January 24, 2001. The Committee's recommendations were included in the Commissioners's mailed packets. The supplemental traffic analysis was reviewed by the Planning Commission on December 12, 2000.

The request tonight is approval of a zoning amendment to change the allowable use on the subject property from a hospital and supporting medical facilities to an educational facility. The proposed zone amendment is limited to reuse of the existing 132,550 square foot hospital and office buildings. The former hospital building would contain a library, classrooms, administrative offices and a conference center. The 60-bed nursing unit of the hospital would be converted to student resident halls for approximately 160 students. Maximum enrollment would be limited to 500 full and part time students, including the 160 students proposed to live on site in the resident halls.

The existing Cancer Care Center contains 10,000 square feet; Staff recommends retention of the use within the PUD and on the precise development plan. PM Rowe noted this facility is not part of the current application, is under separate ownership, and on a separate lot of record.

While possible future uses are shown on the proposed development plan, no other uses within the PUD are being proposed at this time, PM Rowe reported. The applicant, PM Rowe said, had been cautioned that the Planning Commission has typically required review of a more complete development plan than had been submitted. In his report, PM Rowe noted the scope of the environmental review was limited, because the application is limited to reuse of existing built facilities.

PM Rowe reported that the findings of the supplemental traffic study conducted by Higgins Associates were included in the mailed packets to the Commissioners, noting the statistics for the proposed college use will generate a comparable number of trips on a daily basis and during the AM and PM hours than the previous hospital use. He described the parking demands and impacts of the project on nearby street intersections. PM Rowe addressed the need for a traffic signal at Cochrane Road/Mission View Drive.

Regarding the Community Health Care Task Force recommendations, PM Rowe reiterated the six specific items, calling attention to item # 4: "It is recommended that the City keep a site zoned for a hospital." He also noted that the City Council had directed the work of the BRTF continue with emphasis on determining the next step(s) to be taken. PM Rowe said the City council agenda'd the balance of the BRTF Report for consideration at the City Council meeting on February 21, 2001.

PM Rowe said that while the subject property is the only site currently zoned for a hospital, approval of the zone change request would be inconsistent with the Blue Ribbon committee's recommendation. He further observed the General Plan Task Force is recommending policy changes that would allow hospitals elsewhere adjacent to an arterial road under a conditional use permit. PM Rowe explained that no specific policies exist in the current General Plan requiring the subject property to be used exclusively for a hospital.

Commissioners discussed the staff report, requesting some clarification and/or elaboration on points raised, e.g., other PUD zoning(s), general plan consistency, existing general plan contents.

Chair Kennett opened the public hearing.

Bernie Mulligan, 17725 Manzanita Dr., Chair of the BRTF, explained the mission of the BRTF and listed the members who worked on the Task Force: Anderson, Garcia, Greenberg, Gonzalves, Hanamura and Commissioner Mueller. Mr. Mulligan recapitulated the findings of the BRTF, stating that public welfare and public interest(s) were of primary concern.

Commissioner Pinion stated his belief that most people are interested in Emergency Care, but that is the most expensive and more uneconomical kind of medicine. He asked if the BRTF

looked at economics as part of their study?

Mr. Mulligan replied that a business plan had not been considered to date as the BRTF did not know the direction the City planned to take. He said several members of the BRTF supported and were committed to working with the Hospital Foundation, noting that 75% of the medical needs of City residents could be handled at an Urgent Care Center. Mr. Mulligan agreed that emergency care is expensive and might not be feasible to provide as part of a start-up operation.

At the request of Commissioner Pinion, Mr. Mulligan explained the sphere of influence area from which the BRTF conducted the interest survey as part of the BRTF study.

Commissioner Sullivan indicated participation in the telephone survey which the BRTF commissioned, but stated she didn't see any economics in the report.

Mr. Mulligan indicated that in response to questions, area residents indicated they believed \$5 million would be logical for medical facility expenditures, but the BRTF did not investigate exact costs as the BRTF members were unsure which direction would be tracked in the future.

Commissioner Mueller said the dollar figures were merely a test for the survey. The BRTF did not suggest the City operate nor buy the hospital. However, he said, BRTF findings indicate it is possible to economically run a hospital in the City without City dollars being required. The area population should be large enough to support the operations. Commissioner Mueller said there were management issues with Catholic Health Care which appear to have rendered the loss of the physician speciality base.

Mr. Mulligan stated that with the loss of the hospital operations, the specialists have removed themselves from the community, and that there are only a few primary care providers left here. He said that several specialists indicated to the BRTF they would relocate operations here, but would not go to the St. Louise Regional Hospital in Gilroy.

Commissioner Lyle called attention to language on page 4 of the BRTF report, asking if the BRTF recommended pursuing phased action to an ultimately full service hospital.

Mr. Mulligan said that once a decision is made by the Planning Commission and the City Council, the possibility of that kind of transition could be part of a feasibility study, if warranted.

Commissioner Lyle discussed the "mispreceptions" of the focus group with the survey. He said that some in the community confused the information, melding the issues of providing a new hospital with the issues involved in the new high school. Commissioner Lyle called attention that the size of the two sites is very different: 15 acres for the hospital and 70 acres for the high school. He also said that the projection of 20% growth for the City within the next 10 years is not rapid growth.

Dr. Roger Edrington, 790 S. 12th St., San Jose, Executive Vice President of San Jose Christian

College (SJCC) spoke to the Commission while presenting speaker cards representing 20 persons in favor of the request, all of whom deferred their speaking time(s) to him. Dr. Edrington provided a brief background of the application process that SJCC had encountered. He expressed the belief that while the townspeople wanted a hospital, they did not want to pay for it. Dr. Edrington said it appeared that the study had yielded little new information, that the only change is the City has expended \$49,000 for the activities of the task force with no evidence of visibility or viability of a hospital.

Dr. Edrington discussed the potential for other sites for medical facilities, including one across from the SJCC property which he identified as being well suited and available. He called attention to the traffic study and the particular items which had been of concern to the Commissioners: the potential for increased AM and PM traffic and parking, both of which, he said, had been mitigated by the study.

“We are trying to move ahead,” Dr. Edrington said. “We see the future of SJCC in Morgan Hill is in this property. We want to be good neighbors and a viable part of the community.” He stated those personnel at SJCC who worked with City Staff were grateful for the attention and consideration received. Dr. Edrington requested the Commission to keep focused on the fact, reminding that the staff and students of SJCC are willing to work with the residents of the City. He said it is a question of education and service, that the college can’t be held responsible for the medical needs of the City. The proposed usage, he said, fits the General Plan and will be good for the community.

Commissioner Pinion stated there had been much talk about relocation of medical facilities for the City, asking if there was consideration of relocation of the college facilities to another property than this?

Dr. Edrington stated the property had been bought for this purpose and all those involved with the college felt it to be a good choice.

Commissioner Sullivan joined the discussion, stating information on the SJCC web site indicated there had been consideration of eleven other sites for relocation, while past Morgan Hill Planning Commission minutes indicate Dr. Edrington said 19 sites had been evaluated. She asked if other properties were now being considered as back up to the Morgan Hill site?

Dr. Edrington said the other properties considered had not been suitable in the end. He claimed that the increased costs of area properties and the attractiveness of the current site had caused the college to determine the need for active deliberation of relocation before more time passed. Indicating the discrepancy in the numbers of properties assessed, he said that eleven was probably nearer the actual count.

Commissioner Sullivan asked why a move was being considered at all?

Dr. Edrington explained the limitations in size of the current campus, noting they had been looking for a long time for replacement facilities. He also said this location and the facilities fit

the need (s) of staff and the supporters of the college.

Commissioner McMahon asked if the original plan was still effective: to finish the zoning issues and building conversions so the College is set up for operation in September 2001?

Dr. Edrington replied that is still the proposal, if permission is given tonight for the rezoning recommendation to the City Council.

Commissioner Mueller asked what the plans are for the buildings, if there are "larger plans" in the works.

Dr. Edrington said the names were put into place for future facilities on the submitted plans, but that was projecting the vision SJCC has for the site.

Commissioner Mueller said the plans appear to reflect active uses.

Dr. Edrington said, those are future plans.

Commissioner Mueller asked Dr. Edrington to define "future".

Dr. Edrington said, "Three to five years."

Commissioner Mueller distributed copies of The Broadcaster, a newsletter from SJCC, saying he had gotten it from the SJCC web site where it was referenced. Commissioner Mueller said the three copies (Spring, Fall, and Winter, 2000) have indicated the college is dealing with 37 acres, not 15; that the projected number of students is quadruple the currently quoted size of 400 and that would cause the number of anticipated students to actually be 1600. He asked Dr. Edrington if these published figures were accurate or not?

Dr. Edrington replied that there were no plans for 1600 students at the Morgan Hill site, explaining again the various programs for instruction the school plans to provide, including resident and evening classes, with some of the instruction remaining in San Jose.

Commissioner Mueller said that according to California Environmental Quality Act (CEQA) regulations, the City is required to look at plans for the foreseeable future, indicating plans are required for specific sites and uses. He said that the published plans in The Broadcaster appear to indicate much larger plans for the site and use by SJCC than is currently being presented.

Gerry DeYoung was introduced as a Consultant to SJCC for the project. He address the existing zoning, saying it is in place and fits the plans as originally presented to Staff. Since the original submittal, he said, any changes or amendments have never caused variation from the original proposed use of the facility and the stated number of students.

PM Rowe said that when he met with Mr. DeYoung, he explained the potential used for the PUD, using an overlay of SJCC plans, with only the existing buildings used. He said he cautioned Mr. DeYoung and SJCC officials that partial presentation of plans would be contrary

to existing policies of the Planning Commission.

Responding to questions from Commissioner Mueller, Dr. Edrington said that while Sunday religious services are planned, only the existing buildings will be used. These facilities will accommodate 100 - 200 persons, not the 1500 Commissioner Mueller indicated. Dr. Edrington said the College hoped to have persons in the neighborhood involved with the religious activities, as that is what the College emphasizes.

Chair Kennett said she was concerned about the language of CEQA regarding projects such as this, noting there is no guideline in the law regarding "the reasonable foreseeable future of a project".

Commissioner Mueller said he, too, is concerned regarding the timing of future plans, noting that in the Spring 2000 issue of The Broadcaster he read of the intention to add a chapel "soon".

Dr. Edrington said, "I am the planner for the school. The President, who wrote the article in the Broadcaster is the visionary. Visions are necessary to provide information of future plans to the supporters of SJCC."

Commissioner Mueller asked if it were true that the fund-raising efforts have been highly successful, that in a short period of time one-half the stated goals of the pledge drive have been successful?

Dr. Edrington said commitments have been made, but the money is not in the bank.

Commissioner Mueller asked whether the current SJCC site has been sold? [Yes] and what amount of flexibility is available for moving.

Dr. Edrington said the current facilities are to be vacated by July this year.

Commissioner Mueller asked if the President is sharing the vision of the whole development?

Dr. Edrington said that all vision are futuristic, but show a logical planning progress as well as the hopes and dreams.

Commissioner Mueller called attention to the Fall 2000 issue of The Broadcaster where the President's letter told supporters there is little value to move in debt free if SJCC does not have the money for a gymnasium and sports facilities. He also said the same issue indicated there were gifts and commitments which told readers over one-half the goal of \$18 million had been reached. Commissioner Mueller contended the real plan is to build a facility for 1600, but that "was not being put on the table for the City to consider".

Dr. Edrington repeated that was not the case.

In response to a question from Commissioner Sullivan, Dr. Edrington discussed space requirements, indicating further that the sports programs for the school will continue at a location

other than Morgan Hill for the present.

Hank Quinn, 275 Burnette Ave., #4, said he is representing the Senior Citizens in the Hacienda Valley Mobile Home Estates. He identified the lack of medical facility issues as being of concern to him and his neighbors.

Robert Benich, 498 Via Sorrento, said that while the College would be good for the community, the decision needs to be made as to what is best for the community, and he believes a medical facility would be best. He thinks there is a business risk for SJCC if they continue the planned move here. He argued there is no reason to rezone other areas - this is zoned for a hospital and there is a need to keep the building for that purpose.

Donald Sweet, 275 Burnett Ave., #80, stated the primary need is for the community's best interests. He spoke of emergency care needs of residents of the Hacienda Valley Mobile Home Estates.

John Dossetti, 15174 Yosemite Way, asked why this issue is even here before the Commission? He said the zoning is for a hospital, and there is no reason for a change.

Rocke Garcia, 100 East Third St., spoke as a concerned citizen and the spouse of a BRTF member, reading from a statement objecting to the Negative Declaration presented to the Commission. The cumulative impacts of the project were not addressed.

Amy Glad, who said she represented the Home Builders Association pointed to two concerns: a potential for restricting future allocations under Measure P by adding 160 permanent population compared to 60 homes which might be allowed under Measure P; and the issues regarding CEQA which had previously identified. She said she disagreed with Staff's analysis, and accepting the findings as presented would permit subdivision of the project into smaller units, not a total concept plan as is required.

Jerry Vinceguerra, a Mission Ranch Homeowner's Association Board member, said that over 70% of the homeowner's signed a petition which was previously presented to the Commission to keep zoning as it currently is. He expressed concerns he felt and retains having attended a meeting with SJCC officials, who he said referred to his concerns as "petty". Responding to Commissioner Mueller's question if time frames for the plans were discussed, Mr. Vinceguerra responded, "No, they were very vague and when questions were asked, discussion stopped"

Zsolt Halmos, 18313 Solano Ct., said he is worried about the "unknowns" which are reflected in the Commissioner's discussions tonight. He is especially concerned about the assessed value of his property and the detriment of the proposed zoning. He questioned SJCC official's motivations, saying the proposal sounds as if there might be no cost nor value to the City.

David J. Gonzalez, Mission Ranch, addressed the Commission, stating that once the student population grows to 1600, they will need someone to govern or police the students when they are out having fun. He also said he was concerned about parking problems, but mostly wanted to know "who will manage the kids and what the college will do to handle them".

Gavin Dopcile, 19078 Cheyenne Ct., representing the Coyote Estates home Owners Association, which he said is 160 adults and numerous children, requested the Commission to deny the zoning request. He cited the aforementioned issues of The Broadcast with the concerns of Commissioner Mueller reiterated by the speaker. He said the SJCC officials did not have the interests of the neighborhood at heart. Mr. Dopcile said if the college begins or enlarges the radio/tech center, it will be a 24/7 operation and will be detrimental to the area. He said college students do not contribute to the local economy. The speaker also said there are a multitude of problems with the service at the Gilroy hospital; growth in population increases the need for good medical care.

Dick Oliver, 275 Saratoga Ave., said he would like assurance that the proposed rezone would not affect the population or unit count for Measure P or be detrimental to the City's sewer capacity.

Kit Greenberg, 17715 Monterey Rd., speaking for herself and three members of the audience, said she is coordinator of the Morgan Hill Community Based Hospital Commission. She spoke of the earthquake safe hospital building, noting the bottom line is being able to choose better health care in Morgan Hill. She said that system wide, the Catholic Healthcare group is losing money, they are bad businessmen. She offered comparisons with other area hospitals which are doing well. She lamented the loss of 84% of the doctors from the area, while noting that over 30 doctors had told the BRTF they would come to Morgan Hill if a facility becomes available. She said the BRTF plans can work and urged opposition to the proposal before the Commission. Ms. Greenberg stated, "No reasonable person buys property without ensuring zoning first. SJCC as owners did unreasonable business practices according to all real estate principles."

Art College said the City never owned the hospital. He cited an "amazing survey of 400 people which has been parlayed into a mandate as being incredible". He agreed with SJCC officials that there is a need to build on a step-by-step basis. The BRTF feasibility study, he said, indicates it is not economically feasible for a hospital. Medical care, Mr. College said, is dominated by economics. If SJCC can't have vision, there should not be a vision for a hospital or any other business.

Roger Salstrom, 16235 Denali Dr., SJ, who is a professor at San Jose State and an interested party to this discussion, said this is not just about improving medical services. The proposed zoning changes do not prohibit medical care services. Hospitals, he said, are losing money and the State is experiencing the closure of (small) hospitals at a rate of 3 - 5 per year. SJCC does not produce a "normal" college student; these students are not nearly the problems as sectarian colleges, Mr. Salstrom said.

Commissioner Pinion said Commissioners had received a FAX from Mr. Salstrom which was on San Jose State University (SJSU) letterhead and appeared to have been sent from SJSU; he asked if the contents of the FAX represented Mr. Salstrom's independent thinking or if they were a reflection of a position of SJSU? Mr. Salstrom said those were his personal views.

Joseph Womack, 609 S. 12th St., San Jose, who is Vice President of Student Advancement

at SJCC, clarified the articles in The Broadcaster reiterating the writings represent the “hopes and dreams” of the College, indicating these writings are more of an editorial and do not represent news or total facts. He said the newsletters are designed to convey excitement, benefit fund-raising, and enhance student/supporter activity. He spoke on the 30-year fund-raising goals, and told the Commissioners that these students at SJCC do not create problems linked to students in public schools. Mr. Womack said he has charge of the campus safety program. Mr. Womack answered questions presented by the Commissioners regarding fund-raising, sports programs, projected future needs for sports facilities and the capitol campaign presented by SJCC.

Chair Kennett announced that all speaker cards received had been exhausted and consequently the public hearing was closed.

Commissioner Sullivan asked for information regarding the PUD potential for hospital buildable space.

PM Rowe provided the application for general plan amendments and rezoning changes required for the PUD which housed the hospital. He indicated there were in excess of 132,000 square feet of space now in existence. PM Rowe also said if there were any further expansion, there would be a need for further environmental review.

The Commissioners discussed the potential for a full Environmental Impact Review (EIR), noting the Commission practice of requiring a complete master plan to be submitted for all potential PUD projects.

Commissioner McMahon said there remained some issues which caused concern and while she would like to see both a hospital and the addition of SJCC to the City, she wants to ensure that we have the complete information for the highest and best activity on the site for the residents of Morgan Hill.

Commissioner Pinion commented there is a big difference between the zoning issue being presented tonight and Measure P. Measure P, he said, is a law and zoning matters are legislative. Therefore, Commissioner Pinion stated, the proposed zone change has to meet minimum standards and be consistent with the general plan. He further noted that to change the general plan there must be *compelling public interest* and that criteria is not met in this application. Commissioner Pinion stated that if a hospital is not at this location, residents must pay for it somewhere else. He indicated his willingness to work to have the college locate in another site.

Commissioner Ridner said he is not sure if the existing facilities are “OK” for the future health care needs for the City. He commented there is a need for a lot of things in the City, health care being one of them. While he commended the work of the BRTF, he stated the Commission’s focus should be on the rezone of the property. Commissioner Ridner stated that there should be no further modification or changes to the site beyond the proposed zoning before the Commission tonight without a full EIR. He said he supported the staff recommendations for the rezoning as outlined.

Commissioner Mueller spoke on the issues of General Plan consistency, questioning if too much was being read into the section of Educational Facilities versus schools. Noting that Policy 24 affects schools (K - 12) but no mention of four-year colleges, he stated it was unclear if there was a provision for a four-year college under the present General Plan. He discussed various aspects of Measure P. Commissioner Mueller said he is being asked to act on an incremental plan, that SJCC has exhibited concrete plans for fund-raising and believes the "vision" of SJCC will be put into place as the Big Plan. Commissioner Mueller said the Commission needs to consider what is best for the community and the location of a hospital is critical. He stated the existing facility is the best use for a hospital and is ready to have specialist providers make it a viable project.

Commissioner Lyle said he is of a "mixed mind" on the issue, recognizing the need for additional work by the BRTF to provide answers as to the viability of a hospital. He indicated he is troubled by not being able to ascertain the "total picture" of SJCC's proposal. He indicated there might be a need for a full EIR, but he would be willing to grant the current proposal request with additional restrictions.

CA Leichter responded to Commissioner's questions regarding eminent domain by reminding the issue was not before the Commission at this time. The zoning issue, she said, must stand alone.

COMMISSIONERS LYLE/RIDNER MOTIONED TO APPROVE THE NEGATIVE DECLARATION AS PRESENTED. THE MOTION FAILED 2 - 5 WITH THE VOTE BEING: AYES: LYLE, RIDNER; NOES: KENNETT, McMAHON, MUELLER, PINION, SULLIVAN.

The Commissioners discussed the failed motion with emphasis on providing findings regarding the zoning request. Commissioner Mueller suggested continuation of the hearing until Monday, February 5, 2001 to provide staff time to address the Commissioner's questions contemplating the findings for proper resolution of the issues and conditions at this time. Several suggestions for issue inclusion(s) to Staff were discussed, with Commissioners reminding Staff the recommendation for denial is to include EIR issues.

COMMISSIONERS SULLIVAN/MUELLER MOTIONED TO CONTINUE THE HEARING TO PROVIDE STAFF THE OPPORTUNITY TO PRESENT PRECISE FINDINGS TO THE COMMISSION REFLECTING THE DISCUSSION(S) OF THE REZONE REQUEST. THE MOTION PASSED 6 - 1 WITH THE FOLLOWING VOTE: AYES: KENNETT, LYLE, McMAHON, MUELLER, PINION, SULLIVAN; NOES: RIDNER.

OTHER BUSINESS:

1. **GROUND RULES FOR 2/13/01 PC** With Vice-Chair Ridner presiding, the Commissioners listened to PM Rowe's explanation of the Measure P allocations award process. Responding to questions, PM Rowe said the scoring would be transmitted to the Commissioners next week.

PLANNING COMMISSION MINUTES

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MEETING Applicants letters of rebuttal must be submitted to the City by February 5, 2001. The

MP AWARD

PROCESS The Commissioners discussed proposed time limits for the applicants, then agreed that, lacking the necessary information, it would be difficult to set rules at the present time.

Vice-Chair Ridner opened the public hearing.

Dick Oliver asked if the applicants would receive copies of the staff reports? [Yes]

Carolyn Hipp said she had heard specific mention of time limits and wondered if there might be some latitude in that area. She was glad to hear that the Staff reports would be provided.

The public hearing was closed.

Following discussion, **COMMISSIONERS MUELLER/McMAHON MOTIONED TO CONTINUE ITEM 2 (ZONING AMENDMENT, ZA-00-09: ST. LOUISE-SAN JOSE CHRISTIAN COLLEGE) UNTIL MONDAY, FEBRUARY 5, 2001 AT 7:00 P.M. TO FINALIZE THE ISSUE. THE MOTION PASSED BY UNANIMOUS VOTE OF ALL COMMISSIONERS.**

ANNOUNCEMENTS:

PM Rowe reminded the Commissioners that the California League of Cities Planner's Institute is open to all Commissioners and they are cordially invited.

ADJOURNMENT There being no further business, Chair Kennett adjourned the meeting at 10:55 p.m.

MINUTES RECORDED AND PREPARED BY:

JUDI H. JOHNSON

Minutes Clerk